



8 Howland Close, Saffron Walden  
CB10 2GT



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 8 Howland Close

Saffron Walden | Essex | CB10 2GT

## Offers In Excess Of £450,000

- A spacious four-bedroom family home
- Off road parking for several vehicles
- Beautifully presented throughout
- Popular residential development
- Detached garden studio
- EPC: B
- Good size south facing rear garden
- Council Tax Band: E

### The Property

An attractive four-bedroom link-detached property situated within this highly regarded development. The property offers well-proportioned and versatile living accommodation. In addition, there is a south facing garden, detached garden studio and off-street parking for several vehicles.

### The Setting

Howland Close is conveniently situated to the North of Saffron Walden town centre offering ease of access to local schooling, recreational facilities and the variety of shops and amenities that Saffron Walden has to offer to include a twice weekly market, a selection of independent retailers and Waitrose and Tesco stores. There are a number of schools including Friends, R A Butler, St Thomas Moore and Saffron Walden County High School which is now an Academy School. For the commuter Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes and Tottenham Hale approximately 30 mins for the Victoria Line. Alternatively, the M11 can be accessed at junction 8 & 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

### The Accommodation

In detail the property comprises of an entrance hall with stairs rising to the first floor with large understair cupboard, cloakroom with W.C and wash hand basin and doors to adjoining rooms. To the right-hand side is the kitchen, fitted with a matching range of base and eye level units with quartz worksurface over with undermounted sink unit and window to front aspect. Integrated appliances include double electric oven, four ring gas hob with extractor fan over, dishwasher and fridge. The generous sitting /dining room is filled with natural light from the window to the rear aspect and French doors opening to the rear patio, there is also a feature log burner and a large storage cupboard.





The first-floor landing provides access to the boarded loft space with ladder, airing cupboard and doors to the adjoining rooms. The dual aspect, principal bedroom is a generous size with garden views. Bedroom two is a double bedroom with window to rear aspect. The third bedroom is a good size with window to front aspect. Bedroom four is a reasonable size with window to front aspect. The family bathroom comprises panelled bath with overhead shower, WC and wash hand basin.

### Outside

To the front the property benefits from several off-street parking spaces with gated side access to the rear garden which has a patio and an adjoining decked area, ideal for alfresco dining. The remainder of the garden is predominantly laid to lawn with flower and shrub borders. In addition, there is a detached garden studio which is fully insulated with power and light connected.



### Services

All mains services are connected. In addition, the property benefits from solar panels.

### Local Authority

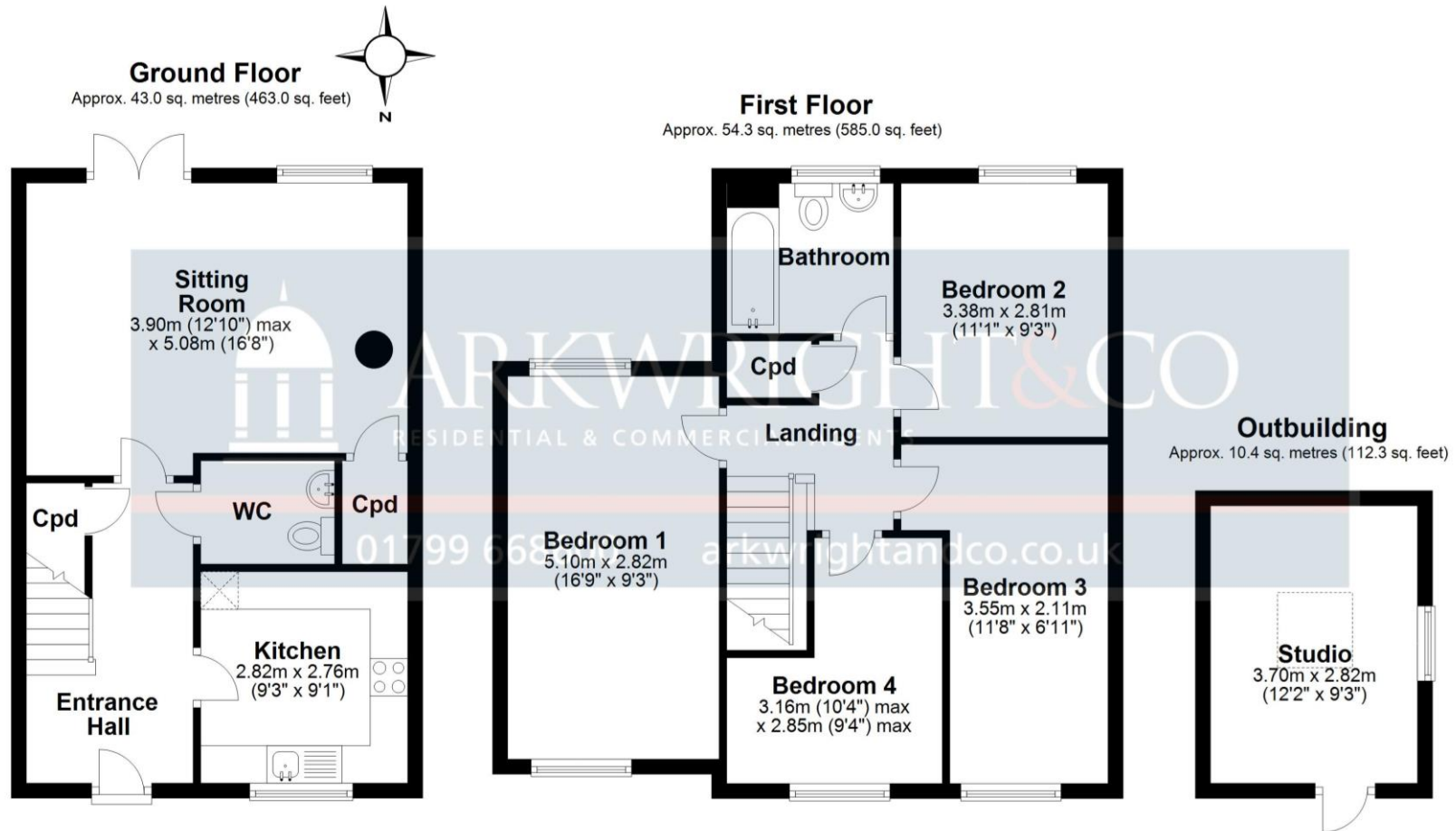
Uttlesford District Council

### Council Tax

E







Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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